

Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
September 4, 2013  
To be reported out September 11, 2013

RECEIVED  
CITY COUNCIL DIVISION  
2013 SEP -5 PM 12:34  
OFFICE OF THE  
CITY CLERK

NO. MA-160 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-13)  
DOCUMENT # O2013-S99S

PASS AS AMENDED

Amendment of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code regarding transit-oriented development

NO. A-7913 (46<sup>th</sup> WARD) ORDINANCE REFERRED (6/5/13)  
DOCUMENT # O2013-4202

PASS AS AMENDED

Amendment of Section 17-3-S03-E of the Municipal Code by modifying segments of North Broadway and North Racine Avenue as pedestrian streets

NO. A-7931 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7/24/13)  
DOCUMENT # O2013-SS86

Common Address: 2201-13 North Halsted Street  
Applicant: Alderman Michele Smith  
Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

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NO. A-7929 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)  
DOCUMENT # O2013-S600

Common Address: 947 West Cullerton Street  
Applicant: Alderman Danny Solis  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-1 Residential Single-Unit (Detached House)

NO. A-7917 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (6/26/13)  
DOCUMENT # O2013-S437

PASS AS REVISED

Common Address: 3400-S8 West 63<sup>rd</sup> Street and 3401-S7 West 63<sup>rd</sup> Street  
Applicant: Alderman Michael Zalewski  
Change Request: Institutional Planned Development No. 832 to Institutional Planned Development No. 832, as amended

NO. A-7918 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (6/26/13)  
DOCUMENT # O2013-S436

Common Address: 3501-19 West 63<sup>rd</sup> Street  
Applicant: Alderman Michael Zalewski  
Change Request: B1-1 Neighborhood Shopping District, B3-2 Community Shopping District and  
Planned Development No. 832 to B3-3 Community Shopping District

**NO. A-7927 (19<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5602**

Common Address: 1706 West 95<sup>th</sup> Street  
Applicant: Alderman Matt O'Shea  
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial  
District

**NO. A-7926 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5599**

Common Address: 622 West 37<sup>th</sup> Street  
Applicant: Alderman James Balcer  
Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached  
House) District

**NO. A-7925 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5598**

Common Address: 11113 South Michigan Avenue  
Applicant: Alderman Anthony Beale  
Change Request: B1-3 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached  
House)

**NO. A-7924 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5596**

Common Address: West Cortland Street and North Drake Avenue (Please see ordinance for the  
area bounded by)  
Applicant: Alderman Joe Moreno  
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood  
Mixed-Use District

**NO. 17785 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5515**

**Common Address:** 1632-36 West Belmont Ave

**Applicant:** David Somsky

**Owner:** Belmont I LLC

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** To obtain a Packaged Goods License and establish a craft beer and wine store within the existing vacant retail space on the ground floor (760 SF); existing retail clothing store (760 SF) to remain; existing dwelling units above to remain; existing height - 4-story, no change.

**NO. 17786-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5516**

**Common Address:** 2206-2208 West Lawrence

**Applicant:** Oxford Lawrence LLC (John Livaditis)

**Owner:** Oxford Lawrence LLC (John Livaditis)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The now vacant property will be developed with a new four-story building containing one (1) retail unit and two (2) business live/work units at grade, and 21 dwelling unit above. The proposed building will be masonry in construction and 48'-8" in height. There will be 23 garage parking spaces located at the rear of the building.

**NO. 17782 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5512**

**Common Address:** 2417-2433 North Clark Street

**Applicant:** GMS Clark LLC (See application for list of LLC members)

**Owner:** GMS Clark LLC (See application for list of LLC members)

**Attorney:** Thomas Moore

**Change Request:** B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

**Purpose:** 2-story brick building with 44,491 sq. ft of retail shops and restaurant (4,270 sq ft) on the first floor with no designated parking, indoor parking behind the retail shops and on the second floor.

**NO. 17787 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5517**

**Common Address:** 2219 N Fremont

**Applicant:** ATG Trust Company Land Trust No. TH00259

**Owner:** ATG Trust Company Land Trust No. TH00259

**Attorney:** Chico & Nunes

**Change Request:** RM4.5 Residential Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The subject property was rezoned on September 12, 2012 in order to bring the existing enclosed terrace, located on the third floor of the existing single family home, into compliance with the Chicago Zoning Ordinance in regards to floor area ratio (FAR) (existing FAR is 4,893 sq. ft.) and height (existing height is 41.8'). The Applicant has secured the proper building permit and pursuant to its agreement with the local community, filed the current zoning amendment application requesting that the subject property be amended to its original RT4 Residential Two-Flat, Townhouse & Multi-Unit District

**NO. 17783 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5513**

**Common Address:** 3000 North California

**Applicant:** Gre Dor, LLC (Dorel Ardelean)

**Owner:** Gre Dor, LLC (Dorel Ardelean)

**Attorney:** Paul Kolpak

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** Three residential unit masonry dwelling building, with three outdoor parking spaces, the building height 45 Ft.

**NO. 17774-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7/24/13)**

**DOCUMENT # O2013-5504**

**Common Address:** 2723 North Maplewood Ave

**Applicant:** Baum Acquisitions ( David and Douglas Baum)

**Owner:** Nick and Rachel Kraska

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed-Use District

**Purpose:** Existing building will demolished and the property will be developed with a surface parking lot containing 11 spaces to be used as non-required accessory parking.

**NO. 17779-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5509**

**PA55 A5 AMENDED**

**Common Address:** 1116-1132 West Adams Street

**Applicant:** CA IV LLC (See application for list of LLC members)

**Owner:** 1130 W Adams Holdings LLC

**Attorney:** Jessica Schramm of Thomas Coburn

**Change Request:** DR-3 Downtown Residential District to DX-S Downtown Mixed-Use District

**Purpose:** The applicant seeks to construct a 6-story residential building providing a total of 50 units with 81 on-site accessory parking spaces

**NO. 17778 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5508**

**Common Address:** 3601 West 31<sup>st</sup> Street

**Applicant:** Monreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Monreal)

**Owner:** Monreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Monreal)

**Attorney:** Jessica Schramm/ Bernie Citron of Thomas Coburn

**Change Request:** Planned Development 1118 to C1-2 Neighborhood Commercial District

**Purpose:** Laundromat less than 15,000 sq.ft

**NO. 17747 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/5/13)**  
**DOCUMENT # O2013-4162**

**PASS AS AMENDED**

**Common Address:** 3405 South Parnell Ave

**Applicant:** Mary Jean Chan, Erica Chan, and James Chan

**Owner:** Mary Jean Chan

**Attorney:** Richard Toth

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

**Purpose:** One dwelling unit residential home.

**NO. 17784-T1 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5514**

**Common Address:** 11139-41 South Michigan Avenue

**Applicant:** James P Farrey

**Owner:** Jewish Federation of Metropolitan Chicago

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

**Purpose:** Retail sales; approximately 8,500 square feet; two story existing building, no change; no existing parking

**NO. 17777 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5507**

**PASS AS REVISED**

**Common Address:** 720 East 111<sup>th</sup> Street and other property within the boundaries of Business Residential Institutional Planned Development No 1167

**Applicant:** North Pullman 111<sup>th</sup> Inc. (See application for list of LLC members)

**Owner:** North Pullman 111<sup>th</sup> Inc. (See application for list of LLC members)

**Attorney:** DLA Piper (David Reifman & Mariah DiGrino)

**Change Request:** Business Residential Institutional Planned Development No 1167, to Business Residential Institutional Planned Development No 1167, as amended

**Purpose:** The Applicant seeks this amendment to allow construction of an industrial facility in Sub-Area C, consisting of approximately 150,000 square feet, with a rooftop greenhouse, wind turbine, and approximately 29 parking spaces, and to allow commercial and manufacturing uses in Sub-Area H, all as set forth in more detail in the accompanying application documents.

**NO. 17775 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5505**

**Common Address:** 1341-134S West Ancona

**Applicant:** 1341 W Ancona, Inc (Irina Druk)

**Owner:** 1341 W Ancona, Inc (Irina Druk)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The now vacant property will be divided and developed with two (2) new single family homes. The proposed homes will consist of frame and masonry construction. Each home will be 28'-10" in height. Each home will provide two (2) garage parking spaces accessed at the front of each lot (both lots are landlocked with no alley access).

**NO. 17772-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6/5/13)**  
**DOCUMENT # O2013-4962**

**Common Address:** 184S North St. Louis

**Applicant:** 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

**Owner:** 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-S Multi Unit District

**Purpose:** S New 3 story (33.1' high) residential Townhomes approximately 1,973 s.f. per unit and a S car garage

**LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE**

**Business ID Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
Or2013-505	40	5950 N Western	White Way Sign

**Substituted Business ID Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
O2013-5530	43	2001 N Clybourn Ave	Van Bruggen Signs, Inc <b>PASS AS AMENDED</b>

**Off Premise Advertising Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
Or2013-454	11	3014 S Wentworth Avenue	Lamar Advertising
Or2013-461	44	3411 N Halsted St	Outdoor Impact Inc.

**Off Premise Advertising Signs Introduced by the Clerk**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
Or2013-405	32	2200 N Ashland Ave	Lincoln Services <b>DO NOT PASS</b>